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09/2015/1121
 Scale: 1:2500
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Denbighshire Boundary


LAYOUT PLAN

002015111211PF

NOTES

DO NOT SCALE OFF DRAWING

RECEIVED
10 NOV 2015

Rev No	Date	Description	By



CYNGOR
Sir Ddinbych
Denbighshire
COUNTY COUNCIL

Dyfeirddio a Chaeysau Sir Ddinbych
Deddf Lywodraethol Deuddegfeddedd

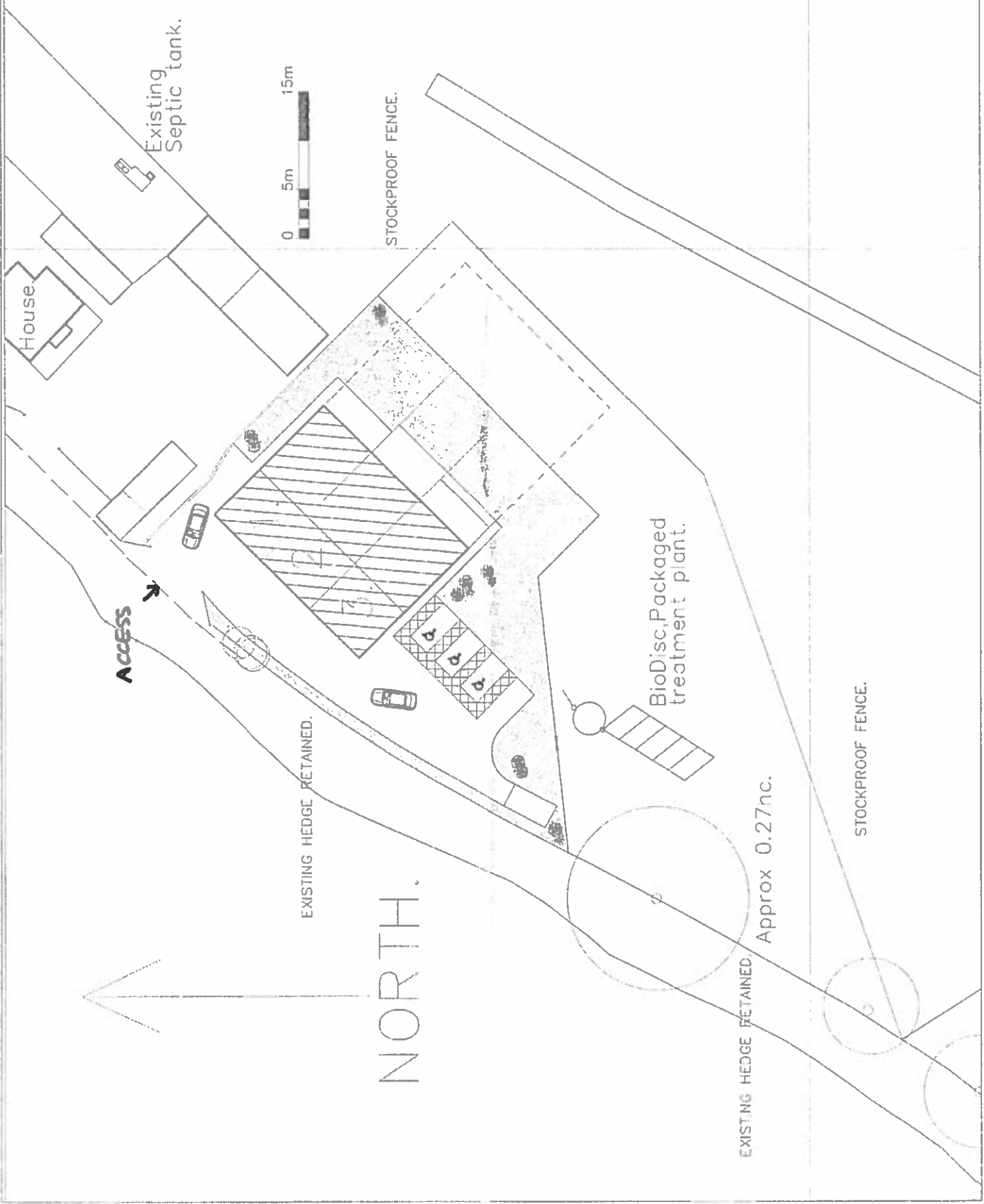
Project Name:
EFAIL Y WAEN,
BODFARI.

Project Number:

Drawn by	N.H.
Check	15.10.2015
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PROPOSED GARDEN
EXTERNAL WORKS.

22.



002015/1717PF

PROPOSED ELEVATIONS

NOTES

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10 MAY 2015

Rev No	Date	Amendment	Initials



Dyfurio a Ddiwybu Sir Ddinbych
Denbighshire Design & Development

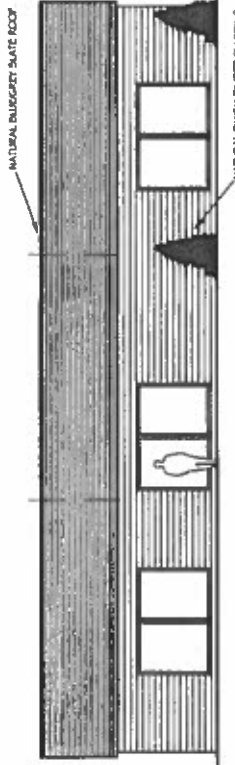
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BODFARI.**

Project Number

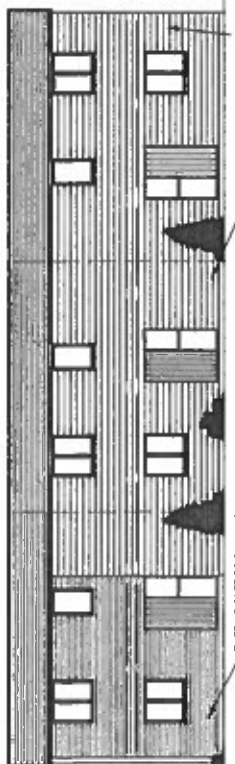
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Date	Date	
16.7.2015		

**ELEVATIONS AS
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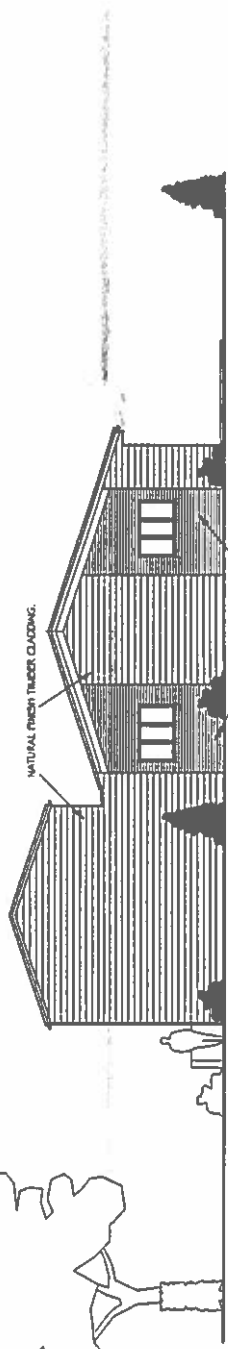
Drawing Number	Revision
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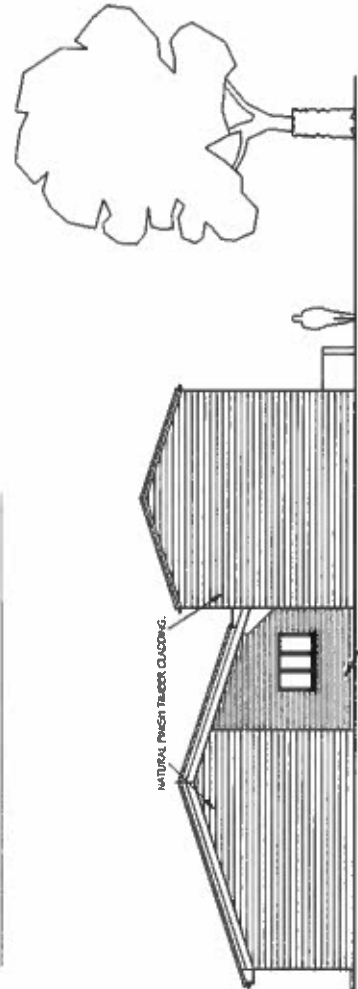
ELEVATION FACING SOUTH EAST.



ELEVATION FACING NORTH WEST.



SIDE ELEVATION FACING SOUTH WEST.



SIDE ELEVATION FACING NORTH EAST.

UP 2015/171/P

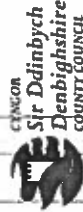
NOTES

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RECEIVED
10 NOV 2015

Rev No.	Date	Amendment	Initial

EXISTING ELEVATIONS



Dyfeuno a Ddiwybu Sir Ddinbych
Denbighshire Design & Development

Project Name
**EFAIL Y WAEN,
BODFARI.**

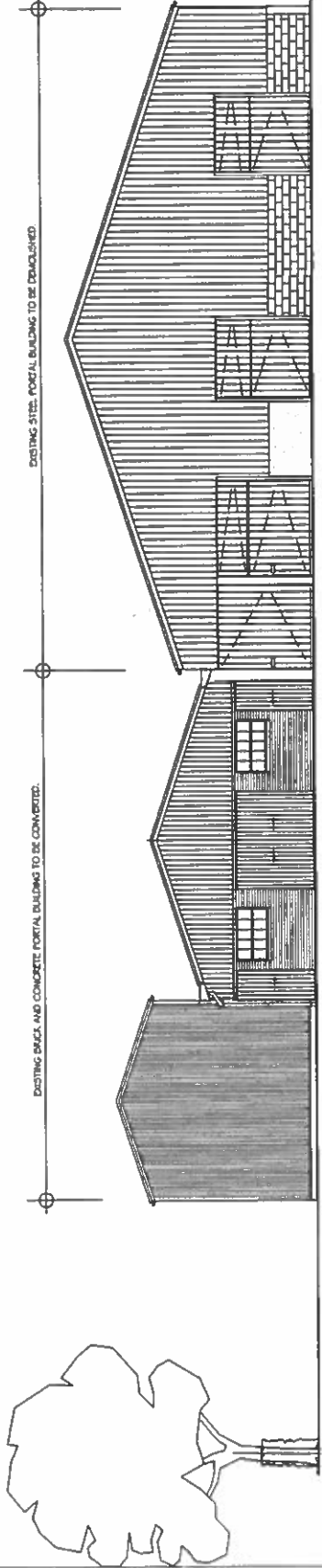
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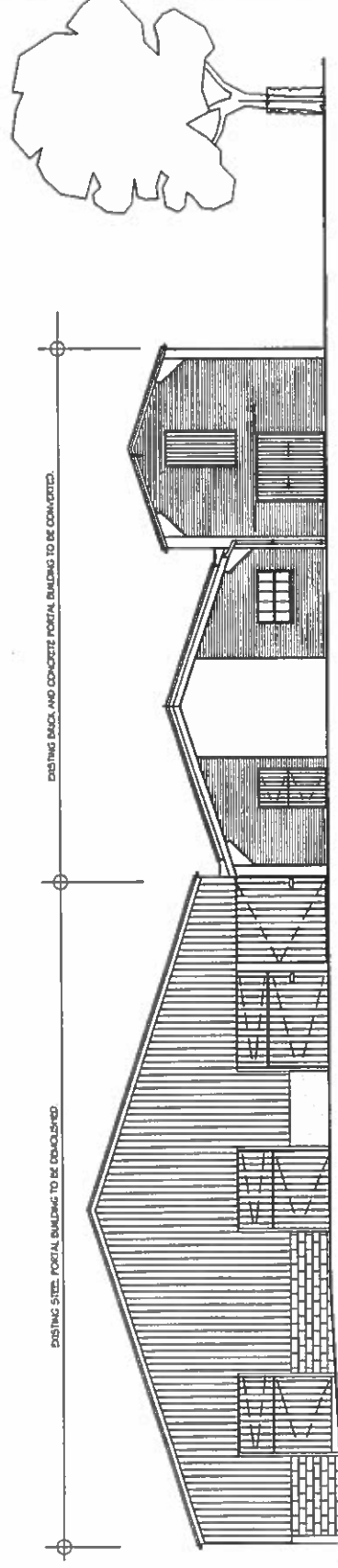
Drawings Name
**ELEVATIONS AS
EXISTING.**

Drawn By	Checked By	Scale
N.H.	N.H.	1:100.
Date		
16.7.2015		

Sheet Number
4.



SIDE ELEVATION FACING SOUTH WEST.



SIDE ELEVATION FACING NORTH EAST.

WARD : Llandyrnog

WARD MEMBER: Councillor Merfyn Parry

APPLICATION NO: 09/2015/1121/PF

PROPOSAL: Conversion of redundant agricultural building to form 3 holiday let accommodation units, demolition of steel portal farm building and installation of a package treatment plant

LOCATION: Outbuildings at Efail Y Waen Bodfari Denbigh

APPLICANT: Denbighshire County Council

CONSTRAINTS: None

PUBLICITY UNDERTAKEN: Site Notice – No
Press Notice – No
Neighbour letters – Yes

CONSULTATION RESPONSES:

ABERWHEELER COMMUNITY COUNCIL –

“Members have no objection to this planning application as long as the development does not expand further. It appears Aberwheeler has a large number of holiday lets that has very little use e.g. the recent development at Grove Hall”.

WELSH WATER –

No objections - standard comments relating to water discharge and sewerage.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES

Biodiversity Officer –

No objection subject to the development being carried out in strict compliance with the recommendations in the Protected Species Survey and Visual Tree Inspection report in respect of measures to mitigate potential impacts on European protected species and other sensitive receptors.

Highway Officer –

No objection subject to the inclusion of a condition requiring the provision of parking and turning facilities.

RESPONSE TO PUBLICITY:

Neutral representation received from:

- i) Mr J Arthur Jones, Hafoty-Wen, Bodfari

Summary of planning based representations:

- i) No objection as long as the plans are followed in respect of materials and structure;
- ii) The visibility from the access is poor coming out of the site;
- iii) Dwellings for the local community would be more beneficial than holiday lets.

EXPIRY DATE OF APPLICATION: 04/01/2016

REASONS FOR DELAY IN DECISION:

- Awaiting determination by Committee

REASON APPLICATION REPORTED TO COMMITTEE

- Scheme of Delegation 2.2.7

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The scheme proposes to demolish one of a series of three connected buildings at the site and to convert the remaining two attached buildings into use as three units for holiday let accommodation.
- 1.1.2 The conversion buildings are comprised of a barn to the front (north west) with two attached built structures to the rear (south east), the rearmost one of which is to be demolished. The barn is open fronted but otherwise the structures are of brick construction with pitched roofs over.
- 1.1.3 The development proposes to block up the pen side of the barn using natural timber cladding on a new block wall with a front door and three windows added per unit. The boarding is then continued round the other three sides of the two remaining buildings to form a uniform appearance, with the roofs being replaced with natural slate to again produce a co-ordinated conversion.
- 1.1.4 Each unit will contain an open plan lounge/dining room/kitchen to the front with an en-suite bedroom on the ground floor along with a wc and store, with stairs then leading up to three further bedrooms with another bathroom.
- 1.1.5 Externally, access will be taken via the existing entrance off the road and the plans show parking for three cars located adjacent to the south western side of the buildings, with small garden areas formed at the rear. A new Biodisc treatment plant is proposed to be located south west of the car parking area within an open field, to serve the three units.
- 1.1.6 The application is accompanied by a Design and Access Statement which suggests that the development will help the County Council Farm Estate remain productive and therefore secure employment. A Protected Species Report and Visual Tree Assessment is also provided which found no evidence of bats in the building and that no trees are required to be removed for the development but suggesting that some remedial works are undertaken to improve the health of the specimens.
- 1.1.7 The plans at the front of the report show the relevant details of the application.
- 1.1.8 The buildings and land form part of the Council's Agricultural Estate. The Design and Access Statement explains that to help ensure the future viability of the Estate and provide future employment for the tenant and his family, it has been agreed to dispose of the buildings.

1.2 Description of site and surroundings

- 1.2.1 The site lies on the eastern side of the road running out from the village at Aberwheeler to Grove Hall, south of Bodfari.
- 1.2.2 The outbuildings are to the south of the farmhouse and agricultural buildings which are arranged around the farm yard. Open fields lie to the rear and side of the application site, with further fields across the road, which is bounded by hedgerows to each side.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site stands outside of the development boundary and in an area without any specific designation in the Local Development Plan.

1.4 Relevant planning history

- 1.4.1 Records show a previous consent for an agricultural building on the site in 2001.

1.5 Developments/changes since the original submission

1.5.1 None.

1.6 Other relevant background information

1.6.1 None.

2. DETAILS OF PLANNING HISTORY:

2.1 09/2001/0754 – Erection of agricultural building for the housing of livestock: Granted 31/10/2001.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:
Denbighshire Local Development Plan (adopted 4th June 2013)

Policy PSE 4 – Re-use and adaptation of rural buildings in open countryside

Policy PSE 5 – Rural Economy

Policy PSE 14 – Outdoor Activity Tourism

3.1 Supplementary Planning Guidance

SPG – Re-use and Adaptation of Rural Buildings

3.2 Government Policy / Guidance

Planning Policy Wales Edition 8 January 2016

Circulars

TAN 6 – Planning for Sustainable Communities

TAN 12 – Design

TAN 13 – Tourism

4 MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 8, January 2016 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.2). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned., and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Sections 3.1.3 and 3.1.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

4.1.1 Principle

4.1.2 Visual amenity

4.1.3 Residential amenity

4.1.4 Highways (including access and parking)

4.1.5 Biodiversity

4.2 In relation to the main planning considerations:

4.2.1 Principle of the Conversion

The proposal is for the conversion of a building in the open countryside to holiday use. Local Development Plan Policy PSE 4, Re-use and adaptation of rural buildings in open countryside, allows for such conversions where the scheme of conversion makes a positive contribution to the landscape, any architectural features of merit are retained, and where the proposal is for conversion to residential use, it is demonstrated that an employment use is not viable, and the resulting dwelling is

affordable for local needs. In this instance the proposal is for holiday accommodation rather than straight residential use.

Policy PSE 5 outlines the general intent of the Local Development Plan to help sustain the rural economy, through the support of tourism and commercial development, subject to detailed criteria relating to the character and distinctive qualities of the local landscape.

Policy PSE 14 is also applicable as it encourages development proposals which expand or reinforce the tourism offer of the County and such schemes will be supported with the emphasis of the conversion of suitable buildings.

Overall, the scheme is considered to be acceptable in principle as the proposed conversion is for a holiday use, rather than for a conversion for a permanent residential use, which would need to comply with much stricter criteria.

4.2.2 Visual amenity

In referring to what may be regarded as material considerations, Planning Policy Wales 3.1.4 refers to the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment. The impact of a development on visual amenity is therefore a relevant test on planning applications. This is emphasised in Paragraph 3.1.7, which states that proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest.

Policy PSE 4 and the SPG require the re-use of rural buildings to be undertaken in a sympathetic manner and recognise that proposals to convert such buildings in a sensitive and well-designed manner can have a positive effect on the environment and ensures that these historic/traditional buildings are restored and serve a practical purpose into the future

The scheme involves a number of changes to the external appearance of the two retained adjoining buildings, particularly the front of the barn which is presently open in nature, and proposes to clad the buildings in a uniform wooden boarding as described earlier. Other than the changes to the façade, the development proposes a slate roof over the buildings and the net result will be a series of three holiday lets which are of a coherent design and make beneficial use of the currently vacant structures.

On this basis, as the overall character of the buildings will be retained, it is considered that the scheme is appropriate in respect of visual amenity impacts.

4.2.3 Residential amenity

Planning Policy Wales 3.1.4 refers to the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment as potentially material considerations. The impact of a development on residential amenity is therefore a relevant test on planning applications. This is emphasised in Paragraph 3.1.7, which states that proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest. As the Courts have ruled that the individual interest is an aspect of the public interest, it is therefore valid to consider the effect of a proposal on the amenity of neighbouring properties.

The only nearby property is the existing farmhouse to the north which appeared to be vacant at the time of the case officer site visit in November 2015. This lies to the north of outbuildings which are not the subject of this application, and has its own access further up the road.

It is not considered that the proposals would give rise to adverse impacts on the residential amenities of the occupiers of the farmhouse, and the scheme itself would provide adequate levels of amenity for occupiers of the holiday units.

4.2.4 Highways (including access and parking)

Planning Policy Wales 3.1.4 refers to what may be regarded as material considerations and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment. The acceptability of means of access is therefore a standard test on most planning applications. Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

The access arrangements into the site remain as existing and with respect to the representation made, it is not considered that the level of use which will result from the holiday units would lead to a harm to highway safety. The layout proposed for the scheme only depicts parking for three disabled bays with seemingly no specific parking annotated for the three 4-bedroom holiday lets. As there is ample space around the development to provide further parking, it is suggested that a condition can be imposed to ensure that adequate parking and turning facilities are provided within the site.

4.2.5 Biodiversity

Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests. This reflects policy and guidance in Planning Policy Wales (Section 5.2), current legislation and SPG 18 – Nature Conservation and Species Protection, which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

The comments offered by the Biodiversity Officer are noted, and the scheme is recommended to be conditioned to be undertaken in accordance with the submitted report.

5 **SUMMARY AND CONCLUSIONS:**

5.1 Whilst there are significant works proposed to the open fronted barn, the application is considered to present more benefits than negatives and is recommended to be granted.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than the expiration of five years beginning with the date of this permission.
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission:
 - (i) Elevations as existing (Drawing No. 4) received 10 November 2015
 - (ii) Elevations as existing (Drawing No. 5) received 10 November 2015
 - (iii) Floor plan as existing (Drawing No. 3) received 10 November 2015
 - (iv) Elevations as proposed (Drawing No. 7) received 10 November 2015
 - (v) Proposed ground floor plan (Drawing No. 9) received 10 November 2015
 - (vi) Proposed first floor plan (Drawing No. 10) received 10 November 2015
 - (vii) Proposed section (Drawing No. 6) received 10 November 2015
 - (viii) Existing block plan (Drawing No. 1)

- received 10 November 2015 (ix) Proposed block plan (Drawing No. 22) received 10 November 2015 (x) Location plan (Drawing No. 8) received 10 November 2015
3. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the proposed external materials to be used on the buildings. The development shall be completed in accordance with the details approved under this condition.
 4. Notwithstanding the submitted details, the parking and turning arrangements shall not be as shown, and none of the units shall be permitted to be brought into use until the written approval of the Local Planning Authority has been obtained to alternative proposals, and those details as approved have been completed. The facilities approved under this condition shall be retained at all times for use in connection with the units.
 5. All development shall take place in accordance with the recommendations of the submitted Protected Species Survey and Visual Tree Assessment.
 6. The development hereby permitted shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence.
 7. An up to date register shall be kept of all persons occupying the accommodation, including the names of all the occupiers, their main home addresses, and the date of their arrival and departure from the site. The register shall be made available for inspection on request by the Local Planning Authority.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. In the interest of visual amenity.
4. In the interests of highway safety.
5. In the interests of nature conservation.
6. The planning permission has only been granted on the basis of policies relating to tourist development and residential use would be contrary to local and national policy.
7. In order that the Local Planning Authority can monitor the use and ensure the terms of the planning permission are met.

NOTES TO APPLICANT:

Your attention is drawn to the attached Highway Supplementary Notes Nos. 1, 3, 4, 5 & 10.

Your attention is drawn to the attached Part N form (New Road and Street Works Act 1991).